

02/08/21

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RE: REPRESENTATION TO COUNCIL RE TASMANIAN PLANNING SCHEME

250 Lady Barron Road, cottage on close to 2.5 acres.

1. This is a residential property only and has been so for at least 40 years; it used to be part of a 50 acre dairy farm in the early settler days. The house & approx 2.5 acres was separated from the 50 acres approx 40-50 years ago, and has been a residential property ever since.
2. The last draft planning scheme had it marked for Rural Living which is what it should be. It is the perfect property for small business/rural living opportunities for eg. Market garden, building holiday accommodation, operating a small business from the original historical cottage eg health & well being centre. At the moment it is used as a rental property.
3. This title is not fit for agricultural zoning as you will never be able to farm it, the main reason being it is too small, less than 2.5 acres. It is surrounded by 2 farming properties which are used for agricultural purposes but this property will never fit that zones requirements.
4. Robinson's property across the road which actually is a small farm has been marked for rural living and this property should be marked the same and for the same reasons.
5. The priority vegetation overlay on this property is also not appropriate as it is my house yard garden which I have planted over the years. I like to plant natives but the majority of the plantings are not native to this area. When I bought this property it only had mackrarapra pine trees & box thorn on it. The priority vegetation should be removed from this property; I planted it and should be able to change the plantings to fit the house yard needs.
6. If we wish to sell this property in the future we will not be able to due to the difficulty faced by people trying to gain loans from banks for agricultural land, especially considering you could never prove to a bank that you could ever make a living on this title in agriculture for same reasons listed above.

7. The lack of residential properties on this island is preventing it from growing so changing the zone of this current residential property to agricultural zoning would work against the current goals of council & the state planning scheme eg a home buyer could not get finance to buy it.
8. The following zone applications seem relevant as to why the land does not suit Agricultural land AZ3 a) b) c) d) (e) previously marked for rural living).
9. This property is the perfect example of a rural living zone, with its potential as it is but if that is not possible then it should at least stay as a rural zoning.

1106 Palana Road PID: 3145328 Title Ref 205540/1 (246 acres)

1. This property is currently earmarked for part rural living & part landscape conservation zone. It joins our 280acre block which is earmarked for rural living. In the last draft planning scheme the whole title was marked for rural living which makes sense. It is too difficult to make a good purpose for land development if you have to follow 2 different zone types on the one title, making it difficult for planning, development applications and future opportunities.
2. We have been waiting for our land to change to rural living and are excited about the opportunities this brings however having a block with two different zones will make it near impossible to encourage suitable development on the island. We have looked at the possibility of subdividing that block to give others the opportunity to hobby farm, build & develop small business. There are a range of options for this eg creating legal access from our other title; purchasing the crown reserve road which and we are aware we would then need to build the access up to council standards. We already have surveyor's plans for the same but some zones allowing 50ha & some 10ha all on the one title to be subdivided makes this impossible. There is also the possibility of changing boundaries.
3. We have also considered the possibility of mountain bike tracks with eco friendly facilities and possibly accommodation. All of these things will not work if cut into two different zones, one being landscape conservation zone, it will defeat the purpose of the rural living zone in the first place eg using different areas for different possibilities.
4. The area of the title marked for landscape conservation zone is not unique to this area; there are thousands of acres of land surrounding it which is already protected and mostly crown land. Any visual impacts can be managed & development can be appropriate to any overlays & visual impact conditions under a rural living zone.

5. Colin is a Tasmanian aboriginal whom uses cultural practices to manage his land to maintain the ecological benefits for the future and protect property from threats such as bushfire (something that no other persons/organisations do in this populated area). He has developed a great knowledge of the ecosystems on this land over the last 60 years living here with his family. They have cleared and farmed land appropriate to its uses. He will continue to manage the land and give great thought into how the land is used in the future eg thinking about how land may be subdivided but still protected where it needs to be or if not subdivided continue to manage it in the above ways. Different zones with different constraints will greatly affect his ability to manage land in a culturally and common sense way eg understanding where zones change on large blocks and what each zone means for the cultural practices.
6. We are also looking at aboriginal cultural tourism on this land.
7. Blue Rocks is a great example of the perfect place to develop rural living in an environmentally friendly way where appropriate.

Looking forward to discussing these issues further in the future during consultation sessions.

Thank you

Colin & Patricia Goss